



October 31, 2007

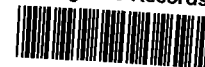
UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 5

77 WEST JACKSON BOULEVARD

CHICAGO, IL 60604-3590

EPA Region 5 Records Ctr.



287920

REPLY TO THE ATTENTION OF

Mr. Larry Bertsch
Mr. John Yang
GaiaTech Incorporated
200 North LaSalle Street, Suite 2600
Chicago, Illinois 60601

RE: Radiation Survey and Soil Management Report 355 East Ohio, Chicago, Illinois dated April 6, 2007, Project No. A3413-400-2, Phase I Development. 345 East Ohio, Chicago, Illinois AKA Former Time Life Property; Former Teachers Retirement System Property; Ohio, Grand McClurg; U.S. EPA designated removal site Lindsay Light II Operable Unit 03

Dear Mr. Bertsch and Mr. Yang:

The State Teachers Retirement System of Ohio ("STRSOH"), the owner of the 345 East Ohio Street property (the "Phase I Property"), has requested and this letter confirms that the United States Environmental Protection Agency ("U.S. EPA" or "Agency") agrees that you have documented the radiological investigation and cleanup of thorium in excess of U.S. EPA's cleanup standard for Streeterville (7.1 pico Curies per gram or 7.1 pCi/g) from the "wedge" areas at the Phase I Property. U.S. EPA also agrees that that you have documented the radiological investigation and cleanup of thorium in excess of U.S. EPA's cleanup standard for Streeterville from the right-of-ways surrounding the Phase I property with the exception of areas where existing utilities prevented full investigation or remediation of soils. The extent of the right-of-ways cleanup and investigation is illustrated in the attached Figure 2 and Figure 3 from the May 2, 2005 "Radiation Survey and Soil Management Report for OGM Investors," LLC, Project No. 4917-500-0.

With respect to the adjacent Phase II Property located at 355 East Ohio ("Phase II Property"), U.S. EPA also agrees that you have documented the radiological investigation and cleanup of thorium in excess of U.S. EPA's cleanup standard from "wedge" areas at the Phase II Property. U.S. EPA further agrees that you have documented the radiological investigation and cleanup of thorium in excess of U.S. EPA's cleanup standard from the right-of-ways surrounding the Phase II property with the exception of areas where existing utilities prevented full investigation or remediation of soils. The extent of the right-of-ways cleanup and investigation documentation is illustrated in the attached Figure 4 from the April 6, 2007 "Radiation Survey and Soil Management Report," Project No. A3413-400-2. As a result of your investigation and cleanup documented in the April 2007 Report, you removed all the thorium identified (one cubic yard) in excess of U.S. EPA's thorium cleanup standard and Tronox LLC disposed of the thorium-contaminated material at a Utah facility licensed to accept radioactive wastes.

yard) in excess of U.S. EPA's thorium cleanup standard and Tronox LLC disposed of the thorium-contaminated material at a Utah facility licensed to accept radioactive wastes.

The Phase I Property and Phase II Property (together, the "Properties") are part of the Lindsay Light II Superfund site (the "Site"). The Site includes the real estate tracts now generally known as Phase I Property and Phase II Property and the adjacent sidewalk right-of-ways surrounding those tracts. The Properties were formerly owned by the Teachers' Retirement System of Illinois ("TRS") and then associated with the address of 341 E. Ohio. TRS conducted a cleanup in accordance with a U.S. EPA-approved work plan that required radiological investigation and cleanup of the Properties in eighteen-inch lifts of soil with the exception of a wedge of soil at the base of the perimeter of the property. TRS surveyed the surface of the wedge and conducted downhole gamma logging, however, later it was determined that the wedge investigation had not identified all remaining radioactive contamination. In addition, TRS identified but did not remove thorium contamination in the adjoining right-of-ways. Golub and Company ("Golub") purchased the TRS Properties. The Phase I Property on the western portion of the Site has been developed to include an apartment building and related facilities. The Phase II Property on the eastern portion of the Site will be constructed in the second phase of development.

After Golub conducted additional cleanup work in the Phase I Property portion of the wedge, U.S. EPA provided a letter dated January 30, 2006, to Eric Hinds of Golub, that explained that the Phase I Property was cleaned up but there remained uninvestigated areas of potential radioactive contamination in the Phase I and Phase II right-of-ways and in the Phase II portion of the property. The January 30 letter also noted that Golub had dedicated the southern five feet of the Phase I Property to the City of Chicago. You have informed U.S. EPA that recently STRSOH purchased the Phase I Property.

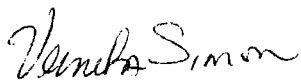
In summary, based upon our review of the information provided to U.S. EPA by Golub and the previous owners of the Properties, the Agency has determined that with respect to both the Phase I Property and Phase II Property, all soils have been radiologically investigated and remediated in accordance with the November 10, 2004 "Soil Management Plan, Former Time Life Property, 341 East Ohio Street, Chicago, Illinois" ("Phase I Soil Management Plan") prepared by GaiaTech, Inc. Consequently, no further remediation is required at the Phase I Property or Phase II Property.

Nonetheless, the April 6, 2007 "Radiation Survey and Soil Management Report," Figure 4 and the May 2, 2005 "Radiation Survey and Soil Management Report for OGM Investors," Figures 2 and Figure 3, depict the extent and depth of the respective Phase II Property and Phase I Property sidewalk right-of-ways areas that were radiologically investigated and remediated. The Figures 2, 3 and 4 which are enclosed with this letter, indicate that due to the presence of utility obstructions, portions of the right-of-ways could not be fully investigated or remediated. Therefore, anyone performing work in the portion of any right-of-way that could not be fully investigated or remediated must conduct radiological monitoring and take appropriate health and safety precautions.

As stated above, this letter merely reflects U.S. EPA's determination that all the thorium identified in excess of U.S. EPA's thorium cleanup standard has been removed from the Phase I Property and the Phase II Property and disposed of by Tronox LLC at a Utah facility licensed to accept radioactive wastes. This notice of completion in no way releases STROHS from any potential future obligations to perform additional work to address the same, or other, conditions at the Property should such work be the subject of a future U.S. EPA Administrative Order.

If you have any questions regarding this correspondence, please contact me at (312) 886-3601 or Eugene Jablonski, Health Physicist, at (312) 886-4591. Please direct legal questions to Mary Fulghum, Associate Regional Counsel, at (312) 886-4693 or Cathleen Martwick, Associate Regional Counsel at (312) 886-7166.

Sincerely,



Verneta Simon
On-Scene Coordinator

Enclosures

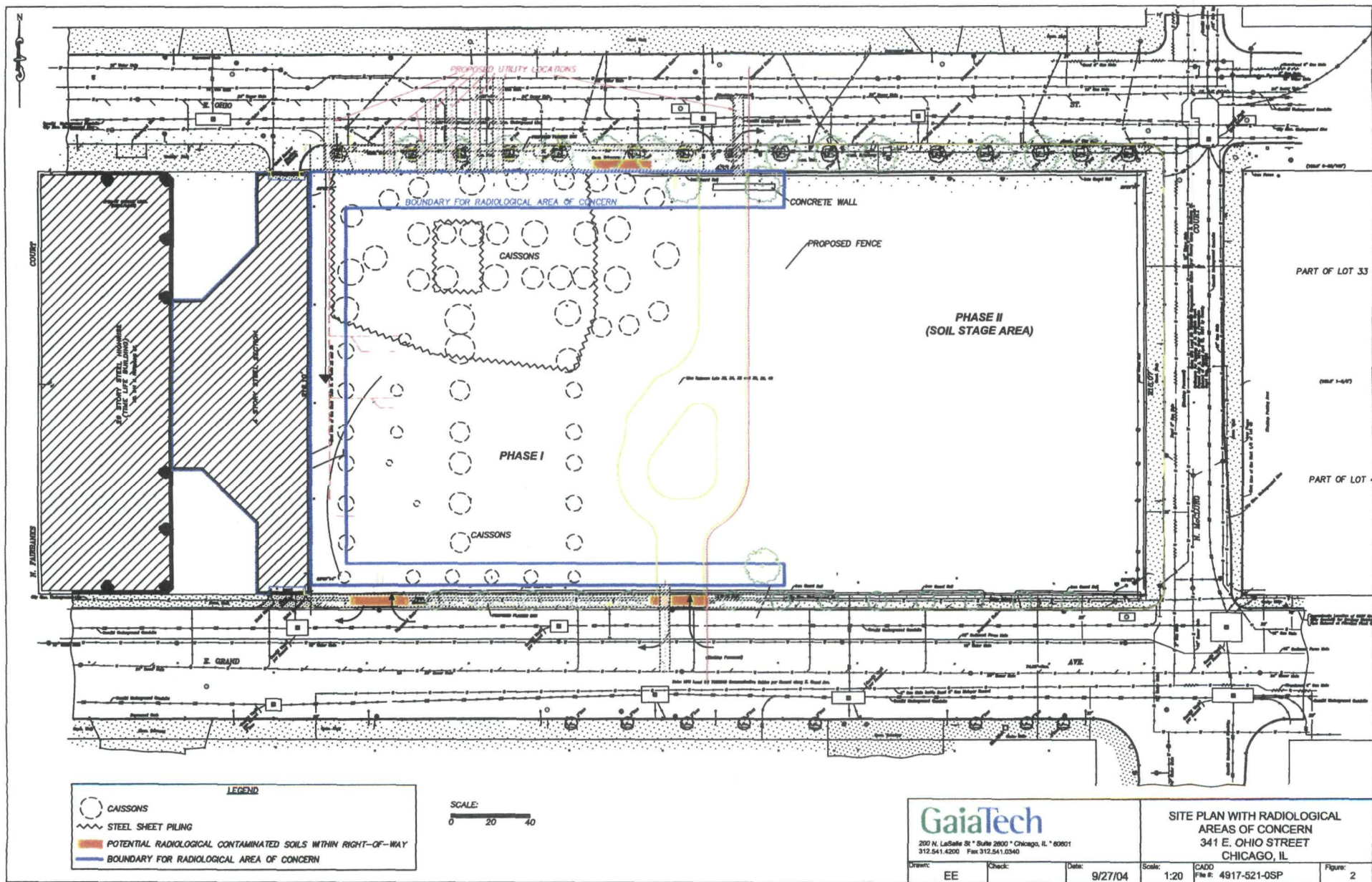
Figure 2, May 2, 2005 "Radiation Survey and Soil Management Report for OGM Investors," LLC, Project No. 4917-500-0.

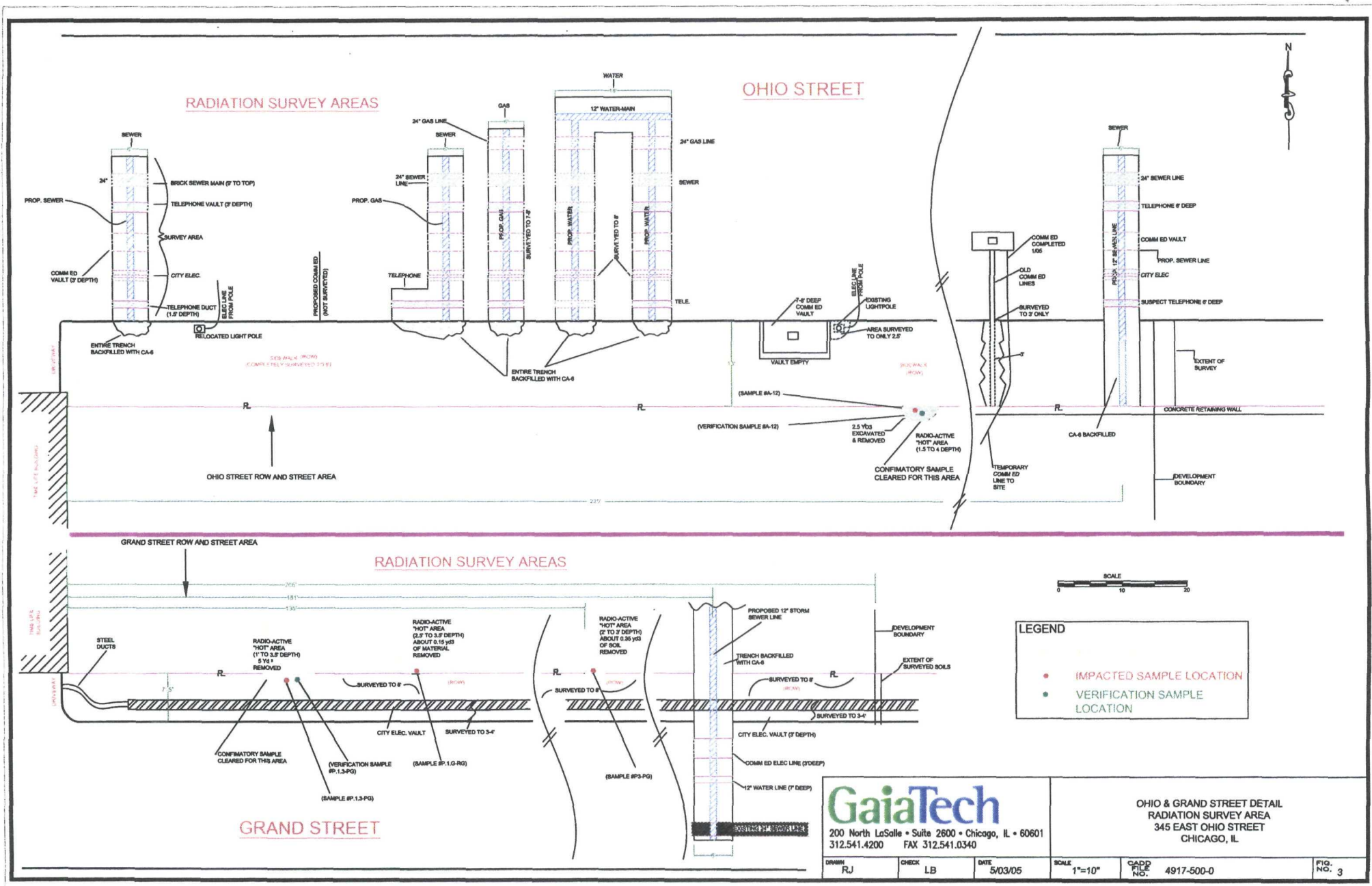
Figure 3, May 2, 2005 "Radiation Survey and Soil Management Report for OGM Investors," LLC, Project No. 4917-500-0.

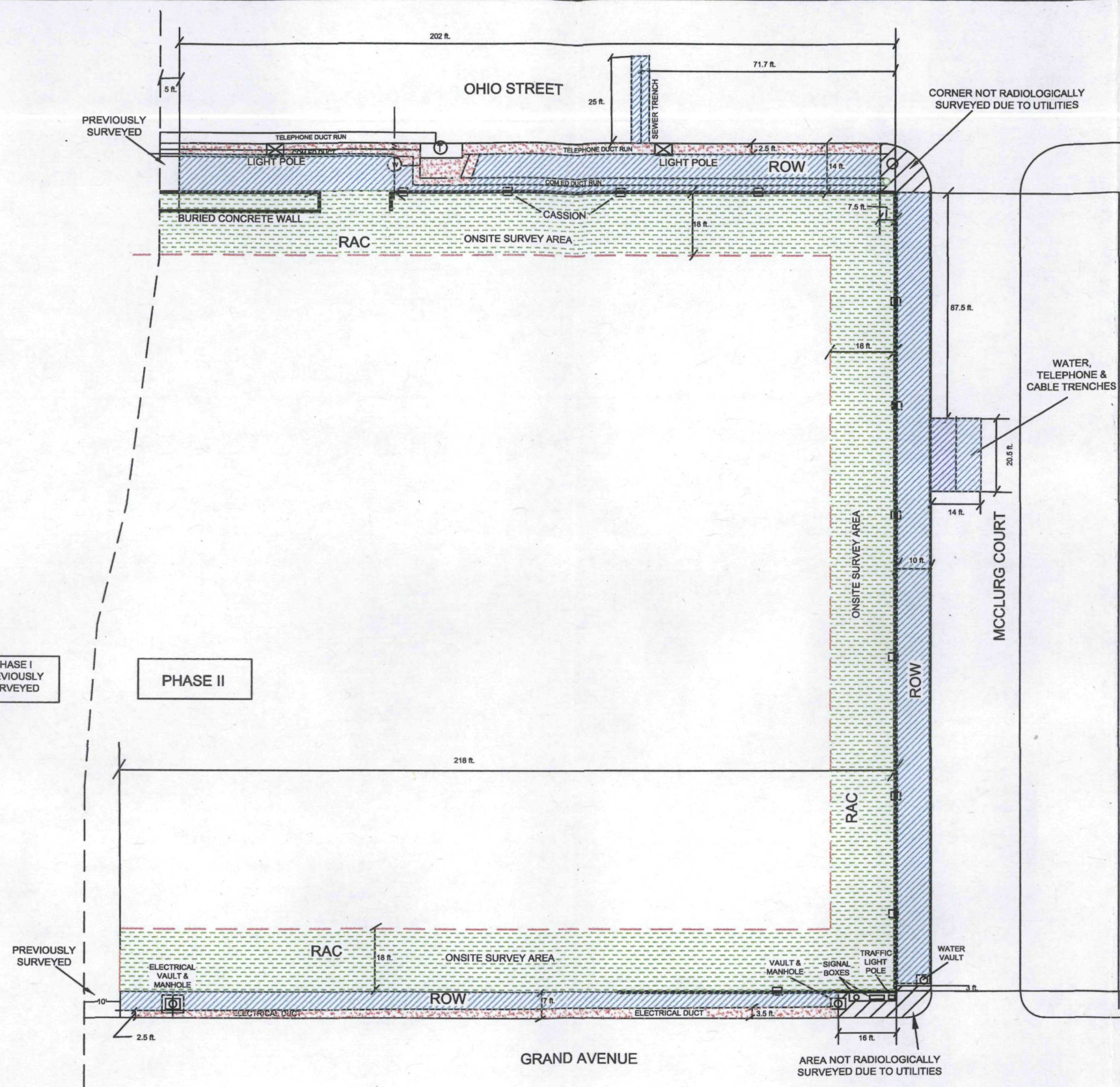
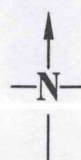
Figure 4, April 6, 2007 "Radiation Survey and Soil Management Report," Project No. A3413-400-2.






cc: Thor Ketzback w/enc

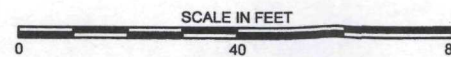
Mort Ames, Corporation Counsel, City of Chicago w/enc







-  ROW or STREET AREA FULLY SURVEYED TO NATIVE SOILS (8-12')
-  ROW or STREET AREA SURVEYED TO THREE-FEET ONLY DUE TO UTILITY OBSTRUCTIONS
-  ROW or STREET AREA SURVEYED TO 4.5 FT. DUE TO UTILITY OBSTRUCTIONS
-  RAC AREA FULLY SURVEYED TO THE TOP OF NATIVE SOILS (8-10')
-  AREA WHERE NO SURVEYING COMPLETED DUE TO UTILITY OBSTRUCTIONS



GaiaTech
Environmental Planning for Business

DETAIL OF SURVEY AREA LOCATIONS &
DEPTHS
355 EAST OHIO ST
CHICAGO, IL

DRAWN	CHECK	DATE	SCALE	CADD FILE NO.	FIG NO.
RJ		2/8/07	GRAPHIC	A3413-400-2	4